



REQUEST FOR BOARD ACTION

BOARD MEETING DATE: Tuesday, August 9, 2022

REVIEWALS:

Planning & Zoning Staff: Completed
Planning & Zoning Commission: Completed
City Administrator: Completed

SUBJECT: Petitions for the redevelopment of Gates Manor Subdivision.

1. P-10-22 Change of Zoning from R-4 Single Family Residential – 10,000 square foot minimum lot size to R-5 Single Family Residential – 7,500 square foot minimum lot size;
2. P-11-22 Text Amendment to change the minimum site size required for a development in the PD-R Planned Development – Residential Zoning District from ten 10 acres to 4.85 acres;
3. P-12-22 Text Amendment to change the minimum building setback for detached single family dwellings from abutting residentially zoned property required in the PD-R Zoning District from 50' to 20';
4. P-13-22 Change of Zoning from R-5 to PD-R.
5. P-14-22 Preliminary Development Plan.

LIST OF ATTACHED REFERENCE DOCUMENTS:

Applications
Staff reports
Petitioner information
Public hearing notices

FISCAL IMPACT: N/A

BACKGROUND/DISCUSSION:

Gates Manor Subdivision currently consists of 11 single family dwellings. The current, R-4 Zoning District would allow 17 single family dwelling. Approval of these petitions would result in 21 dwellings.

STAFF RECOMMENDATION:

Staff recognizes the need for this type of housing and redevelopment in this area. However, there is concern over the increased density, compared to the surrounding area.

MEETING HISTORY:

Planning & Zoning Commission: July 6, 2022 – The Commission voted to recommend denial of all of the above Petitions.